108.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	617,000 / 617,000
					USE VALUE:	617,000 / 617,000
					ASSESSED:	617,000 / 617,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
345		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VARKEY THOMAS
Owner 2:	VARKEY MILAN MARY
Owner 3:	
Street 1:	345 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RALPH S LESTER -
Owner 2:	RALPH JOYCE P -
Street 1:	345 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7849.000	158,200		458,800	617,000
Total Card	0.180	158,200		458,800	617,000
Total Parcel	0.180	158,200		458,800	617,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.17 /Parcel: 445.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69026

GIS Ref

GIS Ref

Insp Date 08/31/18

!8481!

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	158,200	0	7,849.	458,800	617,000		Year end	12/23/2021
2021	101	FV	152,600	0	7,849.	458,800	611,400		Year End Roll	12/10/2020
2020	101	FV	152,700	0	7,849.	458,800	611,500	611,500	Year End Roll	12/18/2019
2019	101	FV	138,200	0	7,849.	465,400	603,600	603,600	Year End Roll	1/3/2019
2018	101	FV	138,200	0	7,849.	347,400	485,600	485,600	Year End Roll	12/20/2017
2017	101	FV	138,200	0	7,849.	314,600	452,800	452,800	Year End Roll	1/3/2017
2016	101	FV	138,200	0	7,849.	301,500	439,700	439,700	Year End	1/4/2016
2015	101	FV	137,500	0	7,849.	255,600	393,100	393,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:24:40

LAST REV

Date	Time
09/12/18	10:34:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8481

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RALPH S LESTER,	51727-356		9/26/2008		358,000	No	No		
KATSOS GEORGE J	38159-260		3/4/2003	Convenience	236,400	No	No		
	8350-173		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	69026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2015	994	Addition	47,500		7/22/2015			Build 9 x 20 addit
4/23/2008	384	Manual	6,000			G9	GR FY09	replace rotted stu

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
12/12/2008	Meas/Inspect	163	PATRIOT
4/6/2000	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7849		Sq. Ft.	Site		0	70.	0.84	5									458,829						458,800	

Total AC/HA:	0.18019	Total SF/SM:	7849	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	458,829	Spl Credit		Total:	458,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	62250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	245620
Depreciation:	87441
Depreciated Total:	158179

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

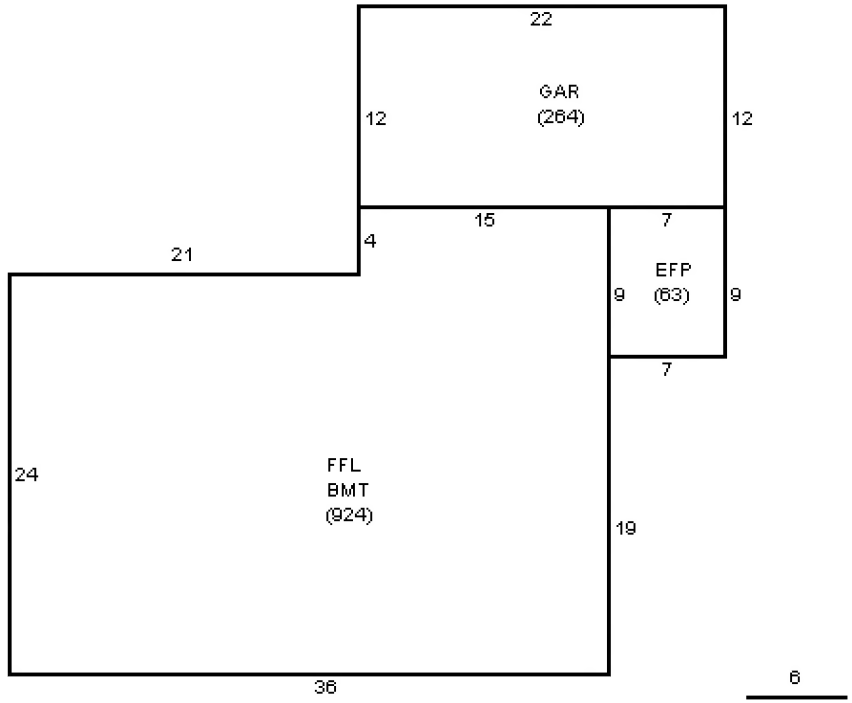
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.65
Special Features:	0	Val/Su Net:	72.74
Final Total:	158200	Val/Su SzAd	171.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	53.130	49,088
FFL	First Floor	924	133.650	123,493
GAR	Garage	264	24.230	6,395
EFP	Enclos Porch	63	69.730	4,393
	Net Sketched Area:	2,175	Total:	183,369
Size Ad	924	Gross Area	2175	FinArea 1386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	